- 5 NOV 2010

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 – request for Screening Opinion

Chatham Waterfront

1.0 The site

1.1 The 0.667 ha application site is located at the north-eastern edge of Chatham town centre. The relatively flat irregularly shaped site has a waterfront frontage to the River Medway to the north of some 53 m with path, used by the public (but not a definitive footpath) running alongside the river. It is also bounded by Globe Lane to the east with commercial premises in Medway Street located to the south. It is also bounded by the Staples warehouse to the west with Rat's Bay Pumping Station situated to the north of the site

1.2 The site originally comprised two public car parks but one is now permanently closed due to the ongoing construction of the new Bus Station. The majority of the land is open and hard surfaced but there are some small grassed areas with a few trees and bushes of fairly poor quality.

1.3 Vehicular access into the site is currently via Medway Street, this serving the Globe Lane public car park. This can no longer be accessed via Globe Lane due to the construction works but part of this will remain in use, being accessed via Medway Street.

1.4 The irregular shape of the site reflects site ownership boundaries, with two main parties working together to achieve a substantial element of the larger Waterfront development identified in the context of the Master Plan for this area.

2.0 Proposed development

2.1 The detailed planning application has evolved to ensure that the current development is placed within the context of the larger Master Plan site, thereby ensuring that, as land becomes available in the immediate vicinity, development thereon can follow clear development principles applicable to the wider area. Great care has been taken to ensure that the future development potential of all neighbouring sites will not be prejudiced by the current proposals.

2.2. The current application proposes a mixed use development comprising:

i. Some 121, one and two-bed apartments located within two blocks one being of six and one of eight storeys in height, both of which sit at right angles to the water's edge.

ii. Ground floor commercial premises (comprising some 4,265 sq.m. floorspace, including the 3,000 sq.m hotel) located below the residential

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ORIGINAL